





City of Loma Linda Official Report

Karen Gaio Hansberger, Mayor
Floyd Petersen, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: November 15, 2005

TO: City Council

VIA: Dennis R. Halloway, City Manager 

FROM: Deborah Woldruff, AICP, Community Development Director 

SUBJECT: DEVELOPMENT AGREEMENT BETWEEN THE CITY OF
LOMA LINDA AND LILLIAN V. MILLER, TRUSTEE

RECOMMENDATION

The recommendation is that the City Council adopt the Council Bill # O-2005-17 that approves and adopts the Development Agreement between the City and the applicant Lillian Miller (see Attachment A).

BACKGROUND

The proposed Development Agreement was recommended for approval by the Planning Commission at their meeting on November 9, 2005. The three-lot residential subdivision located on Cottonwood Road was reviewed and approved by the Planning Commission on May 4, 2005, and by the City Council on August 23, 2005. Located in the redevelopment project area, the agreement is needed to address affordable housing requirements.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The subdivision project was found to be exempt from CEQA pursuant to the CEQA Guidelines Section 15303(a), as a Class 3 Categorical Exemption from CEQA for the construction up to four single-family residences. The development agreement is part of the original project and covered by the exemption class cited above.

ANALYSIS

Because the project site is in the Redevelopment Project Area, a development agreement between the applicant and the City Redevelopment Agency is required to address affordable

housing requirements. Due to the small size and scope of the project, the applicant has agreed to pay a housing in-lieu fee per each of the three units.

FINANCIAL IMPACT

The applicant has agreed to pay a housing in lieu fee of \$2,677 per unit for each of the three houses for a total of \$8,031 to the agency which can be used for housing programs in the redevelopment target area.

Respectfully submitted,

Allan Penaflorida
Planning Technician

ATTACHMENTS

- A. Council Bill # O-2005-17
Exhibit A-Development Agreement

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